STATE COASTAL CONSERVANCY

Project Synopsis b.i

February 17, 1983

CUESTA-BY-THE-SEA DONATION
File No.: D-82-31

REQUESTED ACTION: Acceptance of a donation of ten contiguous undeveloped lots in Cuesta-by-the Sea.

SHORT DESCRIPTION: Donation in fee of ten (10) undeveloped lots at the southeastern shore of Morro Bay, near Cuesta-by-the-Sea and Sweet Springs Marsh.

LOCATION: Binscarth Road and Donna Avenue and Doris Avenue, in the unincorporated area of Cuesta-by-the-Sea, San Luis Obispo County, Central Coast District (Exhibits 1 and 2).

PROGRAM CATEGORY: Fee donation.

PRELIMINARY COST ESTIMATE: Administrative support costs.

STAFF DISCUSSION:
Project Description-

This project entails the acceptance of a donation of ten contiguous undeveloped lots at the southeastern edge of Morro Bay in the unincorporated area known as Cuesta-by-the-Sea (APN-74-141-02) (Exhibit 1). The site is bounded on three sides by Binscarth Road, Doris Avenue (an unpaved road) and Donna Avenue (a "paper" street) as shown in Exhibit 2. This site is located one and one-half blocks from Sweet Springs Marsh (Exhibit 2, crosshatched area) and Morro Bay. The area to be donated totals 40,000 square feet (.92 acres); each lot is 4,000 square feet. Eucalyptus trees cover approximately half of the lots.

The donation is located in one of the fastest growing areas of San Luis Obispo County. The property is zoned for single-family residences; the area is considered a desirable place for retirement. Under County ordinance, there are five buildable lots at this site. Some public services are available in this region. Water, electricity and telephone lines service the site already. However, there is no regular sewer service in the area; engineered septic systems will be necessary for the development of the subject lots.

Site History-   The offer of donation has been made by Berna and John Dallons. They received the property as security for a loan that went into default. It became appropriate to donate the property to the Conservancy since they were unable to develop the property at the present and the property could beneficially serve the public due to its proximity to Morro Bay and the marshes.

CONSISTENCY WITH
    CONSERVANCY
    LEGISLATION: The Conservancy is authorized under Public Resources Code Section 31104 to accept donations of interests in lands from private sources.

CONSISTENCY WITH
    CONSERVANCY
    GUIDELINES: Significance- Acceptance of this donation provides a possible exchange site for transferring development from Sweet Springs Marsh, which is located nearby, or other environmentally sensitive habitats, in order to protect such areas. As a potential exchange site for Sweet Springs Marsh, this property helps to implement Conservancy restoration projects in this vicinity. In the future, the County may wish to receive the property from the Conservancy.

Need- The acquisition of this property is at no cost to the State.

It appears that the Conservancy is the most appropriate agency to accept this donation. A county supervisor first suggested the Conservancy as an appropriate agency to acquire the lots, the donors have since offered to donate the property to this agency.

Management and Maintenance- There is one special assessment levied against this property which will be removed upon the Conservancy's acquisition of the property.
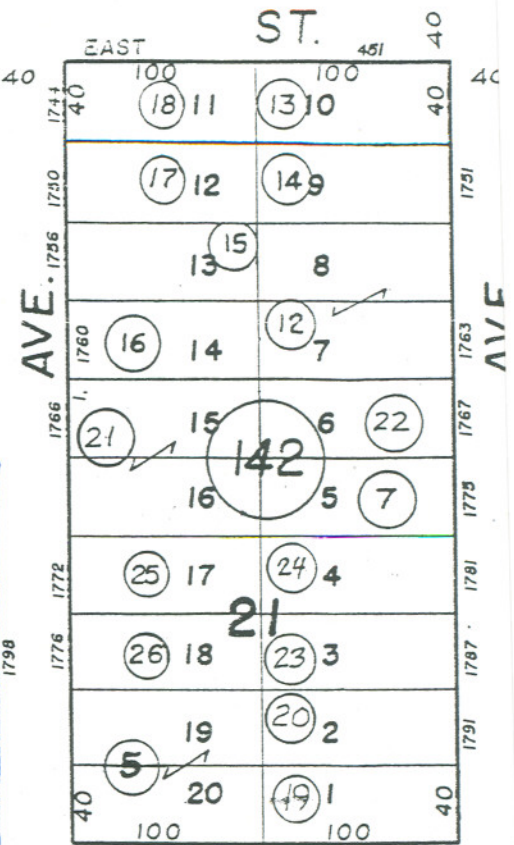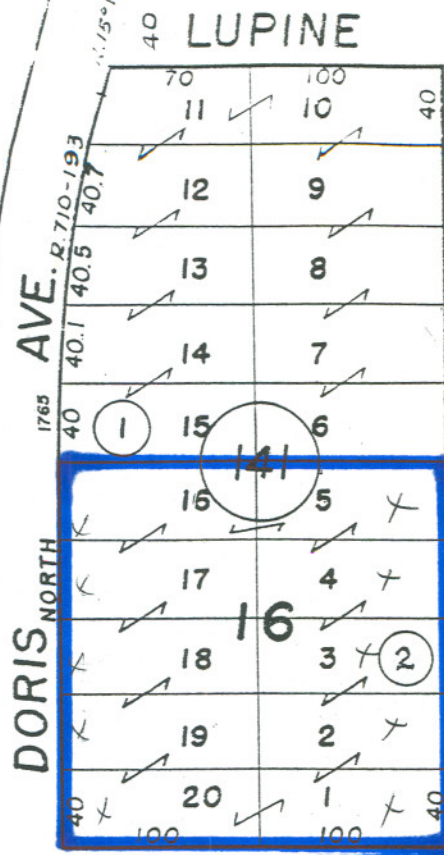
Scope- The potential use of this property is as a transfer site for preservation of environmentally sensitive habitats in order to provide a resolution for issues of statewide importance.

Cooperation with Local Government- At some time in the future, the County may wish to acquire the property from the Conservancy for its own regional recreation projects.

Completeness of Proposal- The donors will convey the property by grant deed in a form acceptable to the Conservancy staff. A current preliminary title report on the property indicates a lapsed unexercised purchase option of record. In order to clear the title, the donors are obtaining and recording a quitclaim deed from the former optionee.
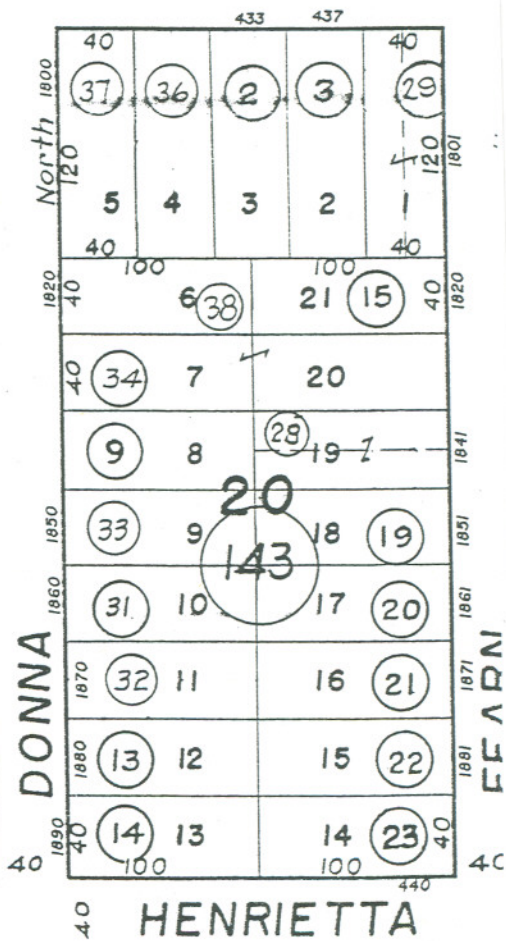
EXHIBIT 2

Morro Rock

Morro Bay State Park

Morro Bay State Park

MORRO BAY

BAY

PROJECT LOCATION

BAYWOOD PARK

SANTA YSABEL AVE.

Sweet Springs Marsh

LOS OSOS JR. HIGH SCHOOL

SUNSET TERRACE GOLF COURSE

CUESTA BY THE SEA

LOS OSOS

LOS OSOS VALLEY

Los Osos Oaks State Preserve

LUPINE ST.

EAST

DORIS AVE. R 710-193

DONNA

BINSCARTA

HENRIETTA

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.

Rev. 3/13/86
10-15-86
10-17-86
3-20-90
1/11/91
12/12/96